

INDUSTRIAL /WAREHOUSE



Yard C2, Avondale Business Park, Avondale Way, Cwmbran, NP44 1XE

Well located Yard within own gated compound

Summary

Tenure	To Let
Available Size	0.30 Acres / 0.12 Hectares
Rent	£20,000 per annum plus VAT
Service Charge	Excl. VAT payable in addition - current annual budget.
Rates Payable	£5,396.50 per annum units separately assessed at present - Based on 2026 Valuation
Rateable Value	£10,750

Key Points

- Close proximity to Cwmbran town centre
- New lease available
- Gated compound / yard

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Property insurance premium for 2026
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

0.3 Acre yard within gated compound.

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council.

The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales.

There are approximately 220,000 living within a 15 minute drive time. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road.

There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

Accommodation

Name	sq ft	sq m	Availability
Unit - Yard C2	13,068	1,214.06	Available
Total	13,068	1,214.06	

Viewings

Please contact Jenkins Best

Terms

Yard C2 is available by way of a new effective Full Repairing and Insuring Lease for a Term of years to be agreed.

what3words

vine.gladiators.loft



Viewing & Further Information



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